

HASTIN<sup>LEGAL</sup>&S



32a High Street

Jedburgh, TD8 6AG

Offers Over £89,000



2 bed



1 public

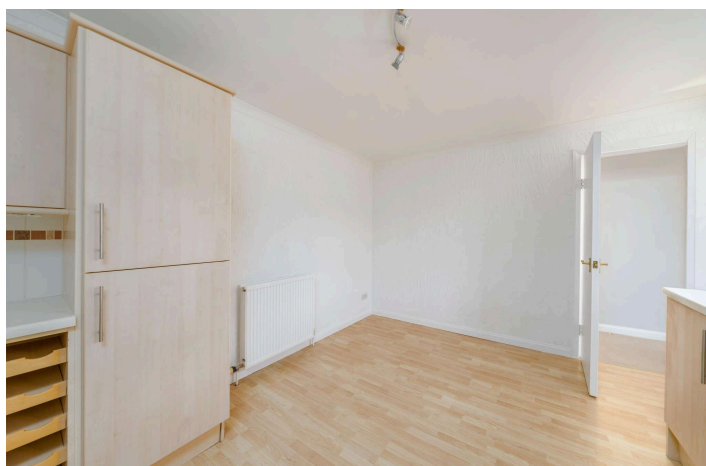


1 bath



Central Position With Excellent Room Proportions, Bright Aspect; Making It Ideal For A First Time Purchase Or Indeed As Investment Opportunity.





## 32A HIGH STREET

This centrally positioned property sits within the traditional market town of Jedburgh; with an excellent range of amenities, transport links and country pursuits all within walking distance – making it an excellent choice as an investment, or as a well-considered first time buy. The entrance is located just off the High Street, with communal stairs serving three flats in total, leading to this first-floor apartment. The front door opens into a practical vestibule area, leading to a spacious kitchen with ample wall and base units and room for a dining table. A generous living room at the front of the property benefits from plenty of natural light, alongside a well-proportioned master bedroom. The home also features a modern shower room and a comfortable double second bedroom.

## LOCATION

The town of Jedburgh is justifiably known as the 'Jewel of the Borders' and has a variety of independent shops, restaurants, a swimming pool, fitness centre, Community & Arts Centre, primary and secondary schools. The historical Royal Burgh of Jedburgh lies ten miles north of the border with England and is well situated with swift road links to both major airports at Edinburgh and Newcastle, and the main railway line is 16 miles at Tweedbank.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///sunflower.singled.powers](https://www.what3words.com/sunflower.singled.powers)

## HIGHLIGHTS

- Well positioned for amenities, transport links & schooling
- Two Comfortable Bedrooms
- Good Investment Opportunity
- Bright & Spacious

## ACCOMMODATION SUMMARY

Entrance, Hallway, Living Room, Two Bedrooms, Breakfasting Kitchen, Shower Room.

## SERVICES

Mains gas, electric, water & drainage.



## ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Internal area is approx.. 68m<sup>2</sup>

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £89,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.